Regl Estate.

Real Estate.

# CASS REALTY ADVERTISEMENT.

Europe. The whole body of law surrounds and protects the owner of real estate. Investments in it are impressible to all attacks save revolution. The profits from Manhattan Island real estate and the protection of investments in it afforded by the laws are matters of common knowledge and require no proof. Winter evictions here in New

It afforded by the laws are matters of common knowledge and require no proof. Winter evictions here in New York City and cables reciting the sumptions life of Americans abread give almost daily testimony both as to the profits of the investment and the rigar of the laws protecting it.

Heretofore the rich alone have had the power and opportunity to profit by this investment and enforce the laws defending it. But during the last four years it has been within the power of every moderate giver and investor to participate in the profits of ownership of choice Manhattan leland real estate, and by adopting broader views in management mitteriate the createry of the laws protecting the investment.

The income from remains of Manhattan Island real estate is estimated at 400 million dollars each year; the increase of the principal invested in real estate in Manhattan Island is estimated at not less than 200 million dollars additional each year. From participation in this wast yearly income the masses of people have hitherto been excluded, and these enormous annual revenues have been manapolized by the very few until opened up to the people

through the use of the investing machinery of the Cass Realty Corporation.

The public are now becoming excited over the ownership of municipal franchises; the lovers of the beautiful desire to see the city embellished with statuary, with pulse's for the public business, with parks and boulevards, and with all the other evidences of the wealth and pomp and power of a great people. The masses desire free ferries, tree bridges, free intramumal transportation, making of the city a paradice in which to live and work, and making the owners of the real estate richer and richer, as the expense must all be added to the rents, and the improve-ments increase the value of the owners' real estate. Every attruistic thought, every religious emotion, every good meats increase the value of the value of Manhattan I dand real estate. Every individual buciness success, every triumph of the public looking toward better government, the higher life, and the executive of corruption is another per cent, added to the values of city real estate. The cathedrals and the universities, the clubs and all associated effort but add to the selling and reating value of Manhatt in Island real estate.

There will soon be an exciting municipal election, in the result of which the entire population will be interested,

d in which, if the defenders of property and order are successful, as is usually the fact, all the substantial and permanent benefits of the victory will pass to the owners of the city's real estate. It is for the owners of the soil after all for whom mankind works; it is they who get the rentals, and it is they who get the uncarned incre-ment contributed by all the others. It is they who get all the benefit of their own labor and a part of the labor of everybody else. The financially wise and powerful have I mg known these economic facts, but it is no longer pos-sible for them to monopoline the advantages as in the past.

There may be sentimental objection on the part of some good pe ple to statements of this nature, but the day has passed when general imprance can cover up economic truths in the interest of the rich and learned. The laws permit, justify and protect individual ownership of land. Is it not better that this ownership be diffused among the

people than monopolized by a few?

The prudent investment of money is, of human action , the furthest removed from all sentiment. The two great questions which must be answered by all investors are

Is the principal safe? Is the income certain?

Is any argument necessary to prove that money invested in choice Manhattan Island real estate is safe and that the income from it is certain?

Is there any other investment, such as shares of railroads, minte, bonds, deposits in savings banks, or any kind of business in which money can be placed where the certainty of safety and income is so great as in Manhattan Island well-selected, improved real estate?

To these questions there can be but one answer.

Objections cannot be urged against the investment itself, but only as to the wisdom and the integrity of the management. But objections of this kind can be urged against every business, and no department of associated effort could live if they found general belief. The most common objection to investments of this character is that if the business be so profitable and so safe, why are not millions and millions of money invested with the company? As we have before answered, large sums of money are so invested, and fabuleus amounts are placed in the same kind of property as that of the Cass Realty Corporation by the ablest financial experts and investors in the

Interest rates are falling. The very rich experience the truth of this statement already, and the news has recantly been broken to the great masses of savings banks depositors that the safety of the banks require that the depositors must be content with a smaller income from their savings. The direct effect of a general reduction of the rates of interest is to increase the selling price of all interest and rent-bearing, income-producing properof the rates of interest is to increase the seiling price of all interest and rent-bearing, income-producing properties. If a man have \$100,000 of property producing ten per cent, income, and an investor be content with an income of five per cent, that property can at once be soil for \$200,000, and so, when the rate of savings hand interest falls, then, and before, is the time to buy income-producing real estate, for, as interest rates fall, advancing and rent-bearing real estate increases in price, and thus another powerful factor joins the great forces which steadily advance the selling prices of Manhattan Island real estate. No other kind of property receives the benefits of these great forces; on the contrary, all other securities which represent equities or debts, and not ownership, are depressed in price. Suburbar, residential, Brooklyn and outlying real estate do not participate in these advancing prices, for the reason that they are not limited in acreage, they are not by any means sure income-producers, and, while undoubtedly valuable, they are not immediately salable. This cannot be said against wheely chosen Manhattan Island real estate. Its amount is limited by the area of the island. Its increase in prices has been continuous for three centuries, and there is not a foot of it that cannot be made an income-producer. There been continuous for three centuries, and there is not a foot of it that cannot be made an income-producer. There is nothing like it in the world except the power of organization to increase and maintain the price of labor, and of trust combinations to increase the price of sugar, sait and all the necessaries of life, which people must have

In the Cass Realty Corporation only can people of moderate means acquire ownership, and the profits of ownership of Manhattan Island choice real estate.

Any amount of money received—one dollar, any multiple of one dollar—\$5, \$10, \$20, \$100, \$1,000 or

red. Profits begin on the day of investment. SHARES CAN BE CASHED ON DEMAND AT PAR WHEN AN INVESTOR NEEDS HIS MONEY FOR

The "security" is actual co-ownership of choice rent-bearing, advancing Manhattan REAL estate. The

cent, is free of all tax and is net. Investments may be sent by mail, in Post Office money orders, or express money orders, or by checks, drafts or savings banks' books.

drafts or savings banks' books.

The Cass Realty Corporation shares are the safest, the most conservative and most profitable investment now offered to the public. The honorable and profitable record of the Corporation, the extremely valuable character of its assets, its single investment (Manhattan Real Estate), the ultra conservativeness of its management and the important fact that MONEY CAN BE HAD BY ANY INVESTOR WHEN WANTED, combine to make the Cass Realty shares the favorite investment of the people.

Anyong the sources of income of the Cars Realty Corporation, such as the real estate commission.

the collection of rents and the management of estates, the profits of all of which go to investors, is the

the collection of rents and the management of estates, the profits of all of which go to investors, is the CONSTRUCTION DEPARTMENT.

which accepts contracts for construction and furnishes estimates, the splendid structure at 43, 45 and 47 West 22d street being an evidence of the work of this department. All parties interested in the construction of large factories, warehouses, office buildings, hotels and apartment houses are requested to communicate with this de-

partment.

Parties desiring to invest their money with the Cass Realty Corporation will please address or call for printed matter and full particulars, CASS REALTY CORPORATION, Nos. 266, 211, 213 East 234 st., New-York.

City Property for Sale.

City Property Co Let.

FOR RENT, furnished or unfurnished, hardsome new 4 story basement dwelling, 88th-st, near Riverside Drive; no better house for rent in city; elegantly fur-nished; to private party, \$250 menth; possession June; rent begin Sept. Address L., Box 3, 1,242 Broadway.

Co Let for Business Durposes.

PART of most desirable office; new building; all latest conveniences. MATTHEW CLARK, Reom 1,913, Wool Exchange.

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"DON CARLOS"

Just Completed,

MADISON-AVE., N. E. CORNER 77TH-ST.

Highest class Fireproof Apartments, with all the Lat-

"BILTMORE" and "BLENHEIM"

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NOW READY FOR OCCUPANCY.

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COR. 123D STREET AND 7TH AVENUE.

location and conveniences. New sanitary plumbing; ele

ST. CATHERINE

APARTMENT HOUSE,

MADISON-AVE AND 53D-ST, TO LET,

one elegant Suile of 15 rooms, two servants' rooms and laundry; has a direct and unobstructed exterior view of 220 feet; suite comprises the entire floor; the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from J. D. BROOKS, Superintendent,

M ORTON-ST. 42. Handsome exterior and elegantly decorated flat house; portico stoop; hot and cold water; range, speaking tubes, electric belis, private baths and closets; no children; open Sundays; \$29 monthly.

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EXCEPTIONAL CHANCE.—To rent for the summer, furnished or unfurnished, 8 room apartment; electric light; hotel service; rent low. Address 4 G. The Nevada.

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T. J. BAXTER, MANAGER.

Exceedingly handsome and well-arranged. Apar of eight rooms, exclusive of two baths each, all having outside light, hardwood trin and parquette ing throughout; sanitary épen plumbing; electric telephones; passenger and servants' elevators; also drying room on roof. Apartments decorated to suit For plans, rents and further particulars apply to

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71 8624 Acres at Westchester, 24th Ward, New York City,

TUESDAY, JUNE 15, at 12 o'cleck, at Real Estate Salescoom, 111 B'way. On FORDHAM and PELHAM AVES, and EAST-CHESTER ROAD, extending to WESTCHESTER CREEK. The BRONX and PELHAM PARKWAY now in course of construction forms southerly boundary of this property. Will be sold in three parcels. Maps can be obtained from

JOHN H. ROGAN, Esq., Referee, Potter Building; JESSE S. NELSON, Esq., Attorney, 11 Pine St., or PHILIP A. SMYTH, Auctioneer, 11 Pine St. Philip A. Smyth, Auctioneer,

sells WEDNESDAY, JUNE 16, at 12 o'clock M., at Resi-Estate Salesroom, 111 Broadway, by order of BART, McDONALD, Executor of WILLIAM McDONALD and others,

# 21 Valuable Lots,

167TH ST., n. e., 100 w. Amsterdam Ave., 3 Lots. 175TH ST., s. s., 25 w., 11th Ave., 2 Lots. 175TH ST., n. s., 100 w. 11th Ave., 4 Lots, very deep. And at KINGSPRIDGE (12th Ward), on HEATH Ave. new Darke St.), FORT INDEPENDENCE ST. and BOS-TON ROAD, near Sedewick Ave., 12 Lats. JOHN WHALEN, Esq., Attorney, 206 Broadway.

MAPS FROM PHILIP A SMYTH, AUCTIONEER, 11

PHILIP A. SMYTH, Auctioneer. 54 Choice Lots and 2 Dwellings,

AT AUCTION,

AT NEW 183D ST. STATION ON HARLEM R. R. AND ON WEBSTER, PARK, AND TIEBOUT AVES., ISITH MACADAMIZED, IS PRINCIPAL CROSS STREET OF THIS SECTION: THE ADVANTAGES OF SUPERB

in Fordham, 24th Ward,

#### WEBSTER AVE. ARE WELL KNOWN. WEDNESDAY, JUNE 16,

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at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 16 to 60 Liberty-steep and Auction Room, 16 to 60 Liberty-steep and Auction Room, 16 to 60 Liberty-steep and Sunton and Sunton sis, and facing Prince-st.

Very valuable vacant plot 516 front 189 on northerly side 171 on southerly side.

JOHN O'CONNELLA Esq. Attorney, 64 Cedar-st. Maps at Auctioneers', 71 and 73 Liberty-st.

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WILL BUY at once for cash any real bargain in well-located Brooklyn property large or small: mail location and price to be noticed; communications confidential. C. B. THOMAS, 212 West 30th-st., New-

A DVERTISEMENTS and subscriptions for The Trib-A une received at their Uptown Office, No. 1,242 Broad-way, 2d door north of Sist-st. until 9 o'clock p. ris ad-vectisements received at the following branch offices at regular office uptil 8 o'clock p. m., viz. 22.48 8th-aves, s. c. cor. 22d-st. 152 6th-aves, cor. 12th-st. Macy's, 6th-svs. and 4th-st.; 142 Calumbus-aves, near West 6th-st.; 166 West 22d-st., near 6th-ave; 12 East 14th-st.; 257 West 22d-st., between 7th and 8th aves; 159 East 47th-st.; 1.53 Sd-aves, between 76th and 77th sts.;

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CATSKILL MOUNTAINS.

For sale or to rent, a charming summer home, adjoining Twilight Park, five minutes from Haines Falls Station. A fully furnished mastern cottage; in perfect order: 15 rooms, including bath and laundry; broad piazzas; house supplied with pure water from a never-failing apring on the grounds; three acres, elevation, 2 000 feet; techouse filled; fine drives; marketing convenient, information and photographs at the THATCHER PURNACE CO. 240 water St., New-York, or of owner, 282 Vanderbilt Ave., Eroskiyn, N. Y. No agents.

ELEGANT COUNTRY SEAT at Tarrytown; commanding site; mugnificent river views; six acres; large house, grounds, stable, lawns, sarden; inducements to immediate purchaser. Bluir, Phelips & Lyman, 89 Broadway.

FOR SALE.—One of the handsement country seats with-in twenty miles of New York, consisting of eighty-five scree, large brick manalon house, farmhouse and lodge, staides, borns, icohouse and windmill; all improve-ments; beautiful large, shade and ornamental trees; all varieties of fruit in abundance; all in perfect order; fary minutes from City Hall. New York, on Pennsylvania R. R. OWNER, Room SH, 31 Nassau-st., N. V.

CIRAND VIRGINIA GAME PARM, 1,292 acres, nice house, outbuiltings, etc.; qualf, snipe, woodcock, turkey and duck, also deer; big bargain; \$6,500, C. P. EPES, Nottoway C. H., Va.

Thartition Salls of the property known as the Lake House, Islip, L. L. owned by the late A. R. Stellen-werf, on Saturday, June 12, 1897, at 11 o'clock, on premises. Property consists of 211 acres, one half of lake and stream; fine view of Great South Bay from house; old shade trees, a described location for a gentleman's country seat, club or institution. Map of the property at the office of E. G. DUVALL, Esq., 122 Nascan st., New York

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For sale or rent, an elegant home, 11 rooms, bath; carriage house stable, hennery, children's playhouse coquet ground; every nostent inprovement, sewer meetions; bat 100x200; high ground; large playar, grant shude; plenty fruit; good neighborhood; schools and churches, 40 minutes on D., L. & W. or Erie, Greenwood Lake Duylston; rent \$55 month, price \$4.756; terms to suit. Apply P. McEWAN, 92 Glen Ridge-ave., Glen Ridge, N. J.

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### BLOCK ISLAND.

A fine new cottage, nicely furnished; formerly rented y the Japanese Minister, it recents; beautifully located, ithin three minutes' drive of the steamboat landing; nice am and pleasure-boat; could be furnished, if desired, source Mrs. WM. P. BALL, Block Island, R. L.

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New, fully furnished cottages, provided with electric lights, gas, water, sever. Everything for health and comfort. Best of references given and required. Prices from \$500 to \$1,500.

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Opposite depot.

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A MOST CHARMING COTTAGE on the Sound at New London, delightful location, private beach of white sand; yacht anchorage; beautiful grounds, stable, comfortable house, fully equipped for immediate contration, reasonable rent. JOHN H. MATTHEWS, 333 East 26th-st., New-York. AT RIVERSIDE, CONN. Fully furnished estrags; fourteen rooms; modern estiveniences; stable and gounds near Sound; convenient to station; rent moder ate. Address H. H. TYSON.

INGLEWOOD, NEW JERSEY. Thirty five minutes out, for rent for the summer, levels Saburhan Lome, completely furnished and newly decorated charming neighborhood, fine elevation, perfect drainage, ample shade, and supere views, overlooking the beautiful estate of William Walter Phelies, with its 20 miles of matchlers turf roads for pleasure driving 12 recess bath, kitchen, inundry; 12 peres; growing garden, stabling for tiree horses and cover rare opportunity for designible family floom 912, 120 Liberty-st., New-York.

FOR RENT, CHEAP, FULLY FURNISHED .- One of nts; stables, etc. in complete and a convenient to lev read and R. R.; 50 minutes from N. Y. A. LONG BRANCH, N. J. OCEAN AVE. (As bandsame madern residence, with their grounds, Liewellyn Park, unboudshel; a delightful, healthful, pleasant home for summer and uniter. Address R. R. Brown open, splendid Rosms, facing sea; table and appointments the best; stabling. Address Box 2.

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Lawns, shade, broad plazzas. Stabling for horses, on
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owner, inquire of jamitst, 112 M. S24 St.

PERMETTED POUSE, N. J. at Manlewood, on D., L. ex-Way, 10 missives from station, for summer months to family of goldes, charming view, 10 rooms; shade, fruit, garden, cow; trolley from door. Address Box 41, Maplewood, N. J.

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MONMOUTH BEACH, NEW JERSEY.

To rent for Summer season with furnished cottage, lighted by gas. Contains five bedieven, large parket stage, bright streken, but water handles these contains portain tub. First-class cantizing plumbing. Setter location in Case. Be 88.0 for furnish particularly setter location in Case. Be 88.0 for furnish particularly setter location in Case. Be 88.0 for furnish particularly setter location in Case. DOUGLAS ROBINSON & CO.,

NEAR DEL, WATER GAP, PENN.—Ten room house, furnished; 20 acres all varieties fruit, free bouting fishing; excellent evyling; R. H. Station, Postoffice, eight mile, Very cheap. Great family chance. P. B. MARTIN, Blairstown, N. J.

TO RENT FURNISHED, a model suburtion home, a Dobbs Ferry. One acre of lawn, located on his ground, overbooking Hudson River excellent view an heautiful surroundings. Rent reasonable to good party WM. J. TOWNSEND, 32 Navsanest., N. Y. City. TO RENT, for the season, modern 12-room house 29 miles from Brooklyn en Leng Beach Rood; fully furnished; buth tubs, etc.; the lawn and shade, does an bathing loane, tends court, etc. It acres of land. Address QUILEN ANNE, Tribune office.

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WANTED-Within two hours of New-York, plain, furnished cottage, (Seashure preferred must be low. Full particulars, F., Rox 356, Tribu

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AT REDUCED RENTS, Country scata and houses of findson, Harlem and New-Haven rathroads. Sen-two-cent stamp for catalogue, WM, H. HOTT & CO., i Vanderbilt ave., apposite Grand Central Depot. THE FIFTH AVENUE, 1,027-1,038 FIFTH-AVE, COR, S5TH-ST, Elegant corner apartment; 10 rooms and bath; second foor, great inducements offered. Apply to W. G. ROBERTS, Supt. DELIGHTFUL SUMMER HOME at Plainfield, N. J. 12 rouns and lath, in fine condition, low rental to be party. Address of call L. L. SMITH, 361 West t. New York.

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THE BERKSHIRES, Lerox, Mass.—To let for the season, a bundle me coffers containing time elegang mis besides the partor, library, drains-room, kitchen, centrally leaded on the main street, near the Curtis tel. There is also a barn on the place, with accompanion for five horses. Apply to R. B. JOHNSTON, tefelt, Mass.

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CENTRALLY AND DESIRABLY LOCATED. ADSOLUTELY FIREPROOF AND MODERN. Unfurnished apartments by year. Furnished by week. SPECIAL RATES FROM MAY 1. W. B. GERARD, Proprietor.

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CHARLES JAIMES, Prop.

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A SHLEY HILL COTTAGE of the Berkshire Hills 2,000 ft. above tide. Healthful, cool spring water. Mrs. L. MELIUS, Alandar, Berkshire Co., Mass. SHURY PARK, 205 Fourth-ave, near ocean,—Modern improvements; liberal table, city references; until a 15, 435 West 24th-st. city.

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D. S. WHITE, Jr., Proprietor.

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Open June 29 to Sept. 29. For circulars, etc., address the manager, J. ALBERT BUTLER, care Hotel Bruns-wick. Resich, Mass. B EFORE ARRANGING YOUR OUTING WRITE FOR "PICTURESQUE HULETT'S."

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PLOCK ISLAND, R L HOTEL MANISSES.
Fifteen miles at sea; callet extensive improvements; bathing, fishing; dail; boats; orchestra; gas; electric bells, Prices reasonable. Address.

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Season June 20th to October.
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GASTLE HOUSE, TARRYTOWN, N. Y.—Baronial manelon, unsurpassed scenery, healthful, abundant fruit, tennis, beating, music excellent table references, liceterist, 50 minutes, 424, 40, low commutation, optimal tickets either road, daily boats open June 10. Mrs. WACK, 31 East 22d-st.

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Capacity, 100. R. R. Tickets \$1 mailed. Cheap Excursions every Saturday \$8, including board to Monday; 1,500 feet long-distance phone, illustrated pampalet.

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J. Established 1854. Now open. Valuable mineral springs,
ith new bathrooms in the main building, and other imrements. Beautiful groves, walks and drives. Good,
ety., beating and fishing. Excellent table, modern
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Englewood, N. J.
New Englewood House opens June 1st.
Prices low; 22 trains daily. FERNWOOD LAKE GEORGE, N. Y.—A resort of exceptional excellence at moderate rates, \$8 to \$12 per week. Ulustrated book free

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Open June 1st. Delightfully levated, near the celebrated
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